

**Mt. Pleasant Planning Commission
Minutes of the Regular Meeting
September 28, 2023**

- I.** Chair Hoenig called the meeting to order at 7:01 p.m.

Present: Devenney, Friedrich, Haveles, Hoenig, Irwin, Liesch, Nicholas, Ortman
Absent: Kingsworthy

Staff: Manuela Powidayko

- II. Approval of the Agenda:**

Motion by Liesch, support by Haveles to approve the agenda.

Motion approved unanimously.

- III. Approval of the Minutes:**

A. September 7, 2023 Regular Meeting

Motion by Ortman, support by Devenney to approve the minutes from the September 7, 2023 regular meeting as presented.

Motion approved unanimously.

B. September 7, 2023 Work Session

Motion by Haveles, support by Devenney to approve the minutes from the September 7, 2023 work session meeting as presented.

Motion approved unanimously.

- IV. Zoning Board of Appeals report for September:**

Commissioner Friedrich reported that the Zoning Board of Appeals did not meet in September.

- V. Communications:**

Powidayko reported that there were no communications.

- VI. Public Hearings:**

A. SUP-23-13 & SPR-23-18 – 1021 E. Pickard – Request for Special Use Permit to modify the existing drive-through and site circulation.

Powidayko introduced SUP-23-13 & SPR-23-18 – 1021 E. Pickard, a request for Special Use Permit to modify the existing drive-through and site circulation.

Powidayko reviewed the current and prior uses of the property. Powidayko provided an overview of the property including current zoning, and the current and future land use. Powidayko reviewed photos showing current conditions of the property.

Powidayko reviewed the General Standards for Special Use Permits. Powidayko reviewed Specific Requirements for Drive-through Establishments. Powidayko reviewed the Site Plan.

Powidayko closed her presentation with recommendation to approve SUP-23-13 & SPR-23-18 subject to conditions.

Discussion took place.

Theron J. Smith, Business Partner and Operator of Culver's in Mt Pleasant and Maggie Noschang, Engineer from Kimley-Horn were on hand to address the board and answer questions.

Discussion took place.

Chair Hoenig opened the public comment.

Powidayko noted that there were no other public comments submitted via zoom or electronically.

There being no one else who wished to speak, public comment was closed.

Discussion took place.

Motion by Friedrich, support by Haveles to approve SUP-23-13 & SPR-23-18 subject to the following conditions:

1. The proposed evergreen hedge shall comply with screen height standards in CD-4 Districts;
2. The applicant shall coordinate with the Michigan Department of Transportation (MDOT) to plant the proposed shrubs located at the southwest corner of the site after MDOT has completed the sidewalk and driveway approach replacement in that location;

3. Two additional trees must be planted within the proposed parking area. Such placement shall ensure that all proposed parking spaces are located within 72 feet of a tree.
4. All private lighting shall conform with lighting standards set forth in Chapter 96 of the City Code;
5. The applicant shall comply with the requirements of Public Works.

Discussion took place.

Ayes: Devenney, Friedrich, Haveles, Hoenig, Irwin, Kingsworthy, Liesch, Nicholas, Ortman

Motion approved unanimously.

VII. Site Plan Review

A. SPR-23-19 - 200 Walnut Street – Spire Development, Inc. - Request for Site Plan Review to build a new multifamily housing development.

Powidayko introduced SPR-23-19, a request for Site Plan Review to build a new multifamily housing development.

Powidayko reviewed the current and prior uses of the property. Powidayko provided an overview of the property including current zoning, and the current and future land use. Powidayko reviewed photos showing current conditions of the property.

Powidayko reviewed site plans with current and proposed tax parcels.

Powidayko closed her presentation with a staff recommendation to approve SPR-23-19 subject to conditions.

Discussion took place.

Sean McMickle, vice president of development with Spire Development was on hand to address the commission and answer questions.

Discussion took place.

Motion Liesch, support by Haveles to approve SPR-23-19 subject to the following conditions:

1. The applicant shall ensure compliance with building standards, landscaping, screening and utility box and service meters set forth in Table 154.405.A for CD-5 Urban Center Character Districts by complying with the following items:

- a. The finished floor level of the first story shall be placed between 2 and 6 feet from average grade at Façade;
 - b. The Façade window sill must be located at least 5 feet above average grade at Façade;
 - c. The roof pitch shall be increased to at least an 8:12 ratio;
 - d. Shrubs shall be planted continuously around foundation at frontage;
 - e. The parking area must be screened by a wall, hedge or fence from adjacent properties;
 - f. Utility box and service meters shall be located within the 3rd lot layer.
2. All private lighting shall conform with lighting standards set forth in Chapter 96 of the City Code.
 3. The applicant shall comply with the requirements of Building Safety, Public Safety, and Public Works.

Discussion took place.

Ayes: Devenney, Friedrich, Haveles, Hoenig, Kingsworthy, Liesch, Nicholas, Ortman
Nays: None

Motion approved unanimously.

B. SPR-23-20 – 410 Mill Street – Spire Development, Inc. – Request for Site Plan Review to build a new multifamily housing development.

Powidayko introduced SPR-23-20, a request for Site Plan Review to build a new multifamily housing development.

Powidayko reviewed the current and prior uses of the property. Powidayko provided an overview of the property including current zoning, and the current and future land use. Powidayko reviewed photos showing current conditions of the property.

Powidayko reviewed site plans with current and proposed tax parcels.

Powidayko closed her presentation with a staff recommendation to approve SPR-23-20 subject to conditions.

Discussion took place.

Sean McMickle, vice president of development with Spire Development was on hand to address the commission and answer questions.

Discussion took place.

Motion Friedrich, support by Haveles to approve SPR-23-20 subject to the following conditions:

1. The applicant shall ensure compliance with building standards, landscaping, screening and utility box and service meters set forth in Table 154.405.A for CD-5 Urban Center Character Districts by complying with the following items:
 - a. The finished floor level of the first story shall be placed between 2 and 6 feet from average grade at Façade;
 - b. The Façade window sill must be located at least 5 feet above average grade at Façade;
 - c. The roof pitch shall be increased to at least an 8:12 ratio;
 - d. Shrubs shall be planted continuously around foundation at frontage;
 - e. The parking area must be screened by a wall, hedge or fence from adjacent properties;
 - f. Utility box and service meters shall be located within the 3rd lot layer.
2. All private lighting shall conform with lighting standards set forth in Chapter 96 of the City Code.
3. The applicant shall comply with the requirements of Building Safety, Public Safety, and Public Works.

Discussion took place.

Ayes: Devenney, Friedrich, Haveles, Hoenig, Kingsworthy, Liesch, Nicholas, Ortman
Nays: None

Motion approved unanimously.

VIII. Public Comments:

Chair Hoenig opened the public comment. Powidayko noted that there were no public comments submitted via zoom or electronically. There being no one who wished to speak, public comment was closed.

IX. Unfinished Business:

A. None

X. New Business:

A. None

XI. Other:

A. Staff report:

Powidayko updated the Planning Commission regarding the approved lighting plan for Stash Ventures' SUP-23-06 and SPR-23-06 for an Adult-Use Retail Marihuana Establishment.

XII. Adjournment:

Motion by Devenney, support by Haveles to adjourn.

Motion approved unanimously.

Meeting adjourned at 7:47 p.m.

lkd